

149.0

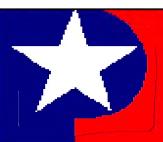
0007

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
715,100 / 715,100  
715,100 / 715,100  
715,100 / 715,100
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
105		QUINCY ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: DA SILVA HELDER M	
Owner 2:	
Owner 3:	

Street 1: 105 QUINCY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DA SILVA ROSA J &amp; HELDER M -

Owner 2: -

Street 1: 105 QUINCY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Aluminum Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4329	Sq. Ft.	Site			0	70.	1.27	8									384,909						384,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4329.000	330,200		384,900	715,100		98511
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
715,100 / 715,100  
715,100 / 715,100  
715,100 / 715,100
**USER DEFINED**  
 Prior Id # 1: 98511  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:
 

<b>PRINT</b>	Date	Time
	12/30/21	12:55:51
<b>LAST REV</b>	Date	Time
	08/07/18	08:39:07
	apro	

!11685!

**PRINT**

Date

Time

12/30/21

12:55:51

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	FOR SALE, 710-0182.,																			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	A Bath: 1	Rating:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath: 1	Rating: Very Good																				
<b>GENERAL INFORMATION</b>				A 3QBth: 1	Rating:																				
Grade: C - Average				A HBth: 1	Rating:																				
Year Blt: 1929		Eff Yr Blt:		OthrFix: 1	Rating:																				
Alt LUC:		Alt %:		Kits: 1	Rating: Very Good	<b>RESIDENTIAL GRID</b>																			
Jurisdct: G4		Fact: .		A Kits: 1	Rating:	1st Res Grid   Desc: Line 1   # Units 1																			
Const Mod:				Fpl: 1	Rating: Good	Level FY LR DR D K FR RR BR FB HB L O																			
Lump Sum Adj:				WSFlue: 1	Rating:	Other																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Upper																	
Avg Ht/FL: STD				Location:				Lvl 2																	
Prim Int Wal 2 - Plaster				Total Units:				Lvl 1																	
Sec Int Wall:				Floor:				Lower																	
Partition: T - Typical				% Own:																					
Prim Floors: 3 - Hardwood				Name:																					
Sec Floors: 4 - Carpet 50%				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>									
Bsmnt Flr: 12 - Concrete				Phys Cond: GD - Good	18. %	Exterior:				No Unit RMS BRS FL															
Subfloor:				Functional:	%	Interior:				1 7 3															
Bsmnt Gar: 1				Economic:	%	Additions:																			
Electric: 3 - Typical				Special:	%	Kitchen:																			
Insulation: 2 - Typical				Override:	%	Baths:																			
Int vs Ext: S				Total: 18.6 %				Plumbing:																	
Heat Fuel: 2 - Gas				<b>CALC SUMMARY</b>				Electric:																	
Heat Type: 5 - Steam				Basic \$ / SQ: 130.00				Heating:																	
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled:	Size Adj.: 1.32394099				General:																	
Solar HW: NO	Central Vac: NO	Const Adj.: 0.98500049				Totals																			
% Com Wal	Adj \$ / SQ: 169.531			Other Features: 92750				1 7 3																	
NBHD Inf: 1.00000000				Grade Factor: 1.00																					
NBHD Mod:				WtAv\$/SQ: AvRate: Ind.Val																					
LUC Factor: 1.00				Juris. Factor: 1.00 Before Depr: 169.53																					
Adj Total: 405596				Special Features: 0 Val/Su Net: 131.03																					
Depreciation: 75441				Final Total: 330200 Val/Su SzAd: 211.94																					
Deprecated Total: 330155																									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 149.0-0007-0004.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													